

SPECIAL MEETING
AGENDA

Wednesday October, 7, 2009 8:15 P.M.
Meeting Room 119A
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

OTHER BUSINESS

This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their regulatory responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.

1. Discussion, deliberation, and possible decision of Calendar No. 29-2009 (Legal Notice copied below), Robert F. Maslan, Jr., Esq. on behalf of C. B. Griffith, LLC and Post Road Eleven, LLC, 1292 Boston Post Road, previously heard by the ZBA on July 15, 2009 and September 16, 2009. Decision deadline is November 20, 2009 (within 65 days after completion of the hearing on September 16th). The next scheduled regular ZBA meeting is October 21, 2009. Possible seated ZBA members for this request are Vic Capellupo, Al Tibbetts, Gary Greene, Chuck Deluca, Jeff Williams, Ruth Anne Ramsey, and John Ashburne.

The application of Robert F. Maslan, Jr., Esq. on behalf of C. B. Griffith, LLC and Post Road Eleven, LLC filed on June 17, 2009 for variances of Sections 662, 226, 334, 666, 906.6, 940, 943b, 944, and 904 if necessary, of the Darien Zoning Regulations, to allow the construction of a two story retail, commercial sales and services and/or business and professional office building with a transformer/generator, garbage enclosure, and HVAC equipment; Section 662: possible commercial sales and services use with limited generally required external storage or activity which is a normal part of the operation of the use;

possible business and professional office use where none is permitted; Section 226: 41.0 in lieu of 44.0 feet minimum required parking space and aisle depth; allowing a portion of one additional parking space and a portion of the required backup space for another to be on adjacent State property; Section 334: construction on a portion of the lot with less than 100.0 feet minimum required lot depth; Section 666: 0.0 in lieu of 65.0 feet minimum required parking setback in front of the building; 1.5 in lieu of 0.0 or 4.0 feet minimum required side yard setback for the transformer/ generator; 7.0 in lieu of 25.0 feet minimum required rear yard setback for the transformer/ generator; 7.0 and in lieu of 25.0 feet minimum required rear yard setback for the garbage enclosure; 21.5 and 19.5 in lieu of 30.0 feet minimum required front yard setback for the building and eave; 2.0 in lieu of 0.0 or 4.0 minimum required side yard setback for the building and eave; 7.7 and 5.9 in lieu of 25.0 minimum required rear yard setback for the building and eave; 5.6 in lieu of 25.0 minimum required rear yard setback for the HVAC equipment; 35.0 in lieu of 20.0% maximum allowable building coverage; 0.0 and -2.5 in lieu of 6.0 feet minimum required front landscape depth; Section 666, 906.6, and/or 943b: 0.0 and -2.5 in lieu of 6.0 feet minimum required front parking setback; 14.0 in lieu of 25.0 feet minimum required rear parking setback; Sections 666 and 940: 0.0 and -2.5 in lieu of 10.0 feet minimum required front landscape area; Sections 667 and 944: 5.6 in lieu of 25.0 feet minimum required rear yard landscape buffer abutting the adjacent residential zone lots; and Section 904 if necessary: 7 in lieu of 24 minimum required parking spaces. The property is situated on the southeast side of Boston Post Road approximately 0 feet west of the intersection of Boston Post Road and the I-95 northbound Exit 11 entrance ramp and is shown on Assessor's Map #63 as Lot #1, being 1292 Boston Post Road and located in an SB (commercial) Zone.

2. Review of Public Hearing statements relative to the Resolution of Calendar #12-2009, the application of Christian Browning regarding property at 17 Greenwood Avenue.
3. Review of April 15, 2009 Joint Meeting discussions with the Architectural Review Board and possible recommendations for sign regulation changes or procedural adjustments.
4. General discussion of Application Materials, **hearing guidelines**, hardship criteria, decision practices/ guidelines, project fit relative to neighbor properties, supervision/inspection of construction projects, and/or requested changes.
5. No additional business can be added to a Special Meeting agenda.